



# 18 Bakers Orchard

Wooburn Green

£515,000



Robertsons



# 18 Bakers Orchard

## Wooburn Green

### Buckinghamshire

#### HP10 0LS

A stunning home situated within a short walk of the village green and centre. Entrance hall, Cloakroom, Kitchen, Sitting/Dining room, Bedroom 1 with en suite shower room, Two further bedrooms, Bathroom, Gas central heating, Double glazing, Garage and parking to the rear, Garden.

#### **Entrance hall**

Radiator, tiled flooring, down lighters, stairs to first floor

#### **Cloakroom**

Low level W.C., wash hand basin with mixer tap and cupboards under, tiled walls, tiled flooring, radiator, fitted mirror, down lighters, window to front

#### **Kitchen**

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven, fitted four ring hob with extractor over, built in dishwasher, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, tiled flooring, down lighters, cupboard housing Glow Worm gas fired central heating boiler, radiator, window to front

#### **Sitting room/Dining room**

Fire place with gas point, TV point, telephone point, two radiators, under stairs storage cupboard with fuses and meters, window to rear, sliding patio doors to garden

#### **First floor**

#### **Landing**

Radiator, airing cupboard housing foam clad hot water cylinder and shelved storage



**Bedroom 1**

Radiator, built in double and single wardrobe, window to front

**En suite shower room**

Shower cubicle with hand held shower and rainfall shower over, low level W.C., wash hand basin with mixer tap, heated towel rail, tiled walls, tiled flooring, down lighters, window to front

**Bedroom 2**

Radiator, built in wardrobe, access to loft space, window to rear

**Bedroom 3**

Radiator, dimmer switch, window to rear

**Bathroom**

White suite comprising panelled bath with mixer tap and rainfall shower over, low level W.C., wash hand basin with mixer tap, radiator, tiled walls, fitted mirror

**Front garden****Rear garden**

A paved patio leads to the remainder of garden which is laid to lawn with raised flower and shrub borders. The garden enjoys a sunny south westerly aspect, is enclosed by fencing and extends to 41'

**Garage**

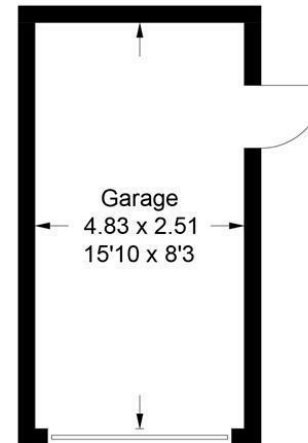
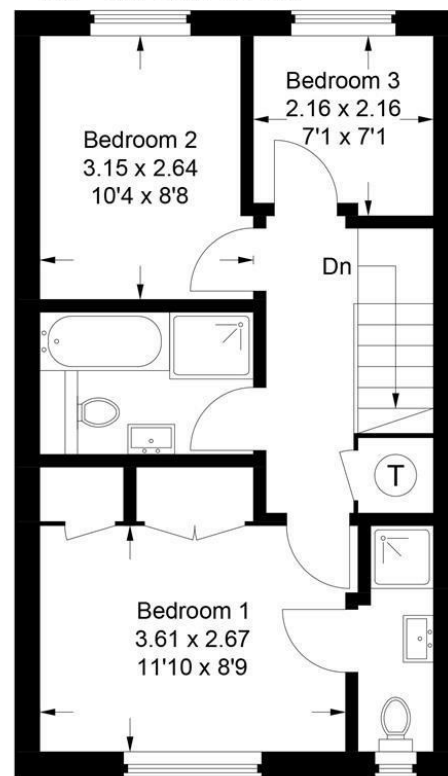
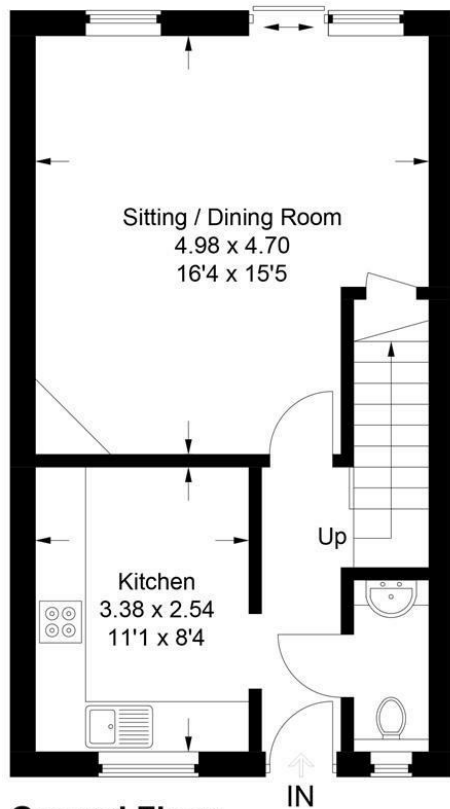
With metal up and over door, light and power, door to garden



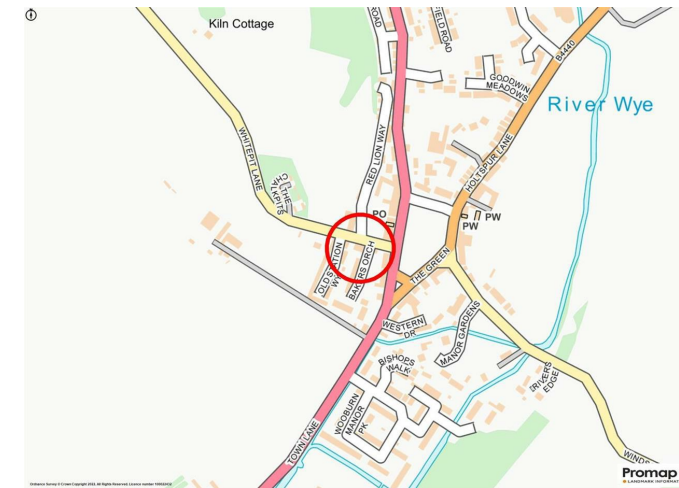


## 18 Bakers Orchard

Approximate Gross Internal Area  
 Ground Floor = 40.4 sq m / 435 sq ft  
 First Floor = 40.2 sq m / 433 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 92.7 sq m / 998 sq ft



(Not Shown In Actual  
 Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Robertsons

Robertsons Estate Agents  
 Swains House Swains Lane  
 Flackwell Heath  
 Buckinghamshire  
 HP10 9BN

Tel: 01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk

